

**VILLAGE OF LOMBARD**  
**REQUEST FOR BOARD OF TRUSTEES ACTION**  
**For Inclusion on Board Agenda**

Resolution or Ordinance (Blue)     Waiver of First Requested  
 Recommendations of Boards, Commissions & Committees (Green)  
 Other Business (Pink)

**TO :** PRESIDENT AND BOARD OF TRUSTEES

**FROM:** Scott R. Niehaus, Village Manager

**DATE :** January 29, 2020                      **(BOT) Date:** February 6, 2020

**SUBJECT:** 101-109 S. Main Street Property - First Amendment - Redevelopment Agreement Holladay Properties

**SUBMITTED BY:** William J. Heniff, AICP, Director of Community Development *WJH*

**BACKGROUND/POLICY IMPLICATIONS:**

On December 5, 2019 the Village Board unanimously approved zoning actions to provide for an alternative redevelopment site plan for the 101-109 S. Main Street property (PC 19-24). With this action completed, staff and the proposed developer/contract purchaser Holladay Properties requests that this action, as well as other minor changes be incorporated into a First Amendment to the Redevelopment Agreement (RDA), which was originally approved on April 18, 2019. The changes consist of the following:

1. Modified site plans to be consistent with the previous plan approvals, parking lot design, building location and building size;
2. Adjustments to provide for a third environmental investigation period and a corresponding extension payment which accounts for additional and unforeseen testing activities based upon initial results collected to date; and
3. Technical non-substantive corrections and clarifications to the Agreement.

Staff is placing this item on the February 6, 2020 Village Board Meeting Agenda for consideration and approval of an Ordinance approving a First Amendment to the Redevelopment Agreement between the Village and Holladay Properties and associated with the sale and redevelopment of the property at 101-109 S. Main Street.

Staff and the Developer request a waiver of the first reading of the Ordinance in order to allow for the project to proceed in a timely manner.

**Impact/Funding Source:**

Finance Director \_\_\_\_\_ Date \_\_\_\_\_  
Village Manager *SRN* \_\_\_\_\_ Date *1/29/20*